



City of Annapolis

Department of Planning & Zoning

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Planning Commission

December 4, 2014

REVISED

The Planning Commission (PC) of the City of Annapolis held its regularly scheduled meeting on December 4, 2014 in City Council Chambers. **Chair** Herald called the meeting to order at 7:18p.m.

Commissioners Present: **Chair** William Herald, **Vice Chair** David Iams, David DiQuinzio, Dr. Eleanor Harris, Robert Waldman, Benjamin Sale

Staff Present: Dr. Sally Nash

C. APPROVAL OF AGENDA

Mr. Iams moved approval of the agenda as revised to hear Public Hearing Item #2 first. Dr. Harris seconded the motion. **Passed 6-0.**

D. APPROVAL OF MINUTES

November 4, 2014 Meeting Minutes

Mr. DiQuinzio moved approval of the November 4, 2014 meeting minutes as written. Dr. Harris seconded the motion. **Passed 6-0.**

E. APPROVAL OF FINDINGS

1. Ordinance O-30-14

Mr. Iams moved approval of the Ordinance O-30-14 findings as written. Mr. DiQuinzio seconded the motion. **Passed 6-0.**

F. PUBLIC HEARING

2. Ordinance O-34-14 – Local Zoning Map Amendment

Dr. Nash presented the local zoning map amendment to correct a mistake made in 2005. She noted that Ordinance O-34-14 was established to rezone a portion of 61 West Washington Street from R4R to BR indicating that the property was inadvertently split zoned. The owner of the property is interested in redeveloping the property.

Denise Smith, Vice President of the Bowman Community Development Corporation, Owner, noted that the Corporation is interested in redeveloping the building and are working to make improvements. She confirmed that the Corporation received grant funding from the State to complete the work.

Public testimony opened at 7:30pm and no one from the public spoke in favor or opposition of the application so **Chair** Herald declared the public hearing closed at 7:34pm.

Mr. Waldman moved to approve Ordinance #O-34-14 as submitted. Mr. DiQuinzio seconded the motion. **Passed 6-0.**

O-34-14 Findings

Vice Chair Iams moved approval of the findings as written. Mr. DiQuinzio seconded the motion.
Passed 6-0.

1. Resolution, #R-33-14

Dr. Nash noted that Resolution #R-33-14 amends two annexation resolutions approved by the City Council in 2003 and 2005 respectively. These resolutions relate to two properties that have now become one, Rocky Gorge. She noted that the legislation that accompanied the annexations placed restrictions on the property and these restrictions are identified in the staff memorandum dated November 24, 2014. Resolution #R-33-14 requests an access road to Aris T. Allen Boulevard and that this access road be private instead of public. She recommends approval of the request conditioned that a traffic impact study and analysis be conducted on how to ensure connectivity with Yawl Road while discouraging cut through traffic. However, she recommends that the roadway remain public instead of private.

Mr. Hyatt provided background on the annexations explaining that it was anticipated at the time of the annexations that a relief road would be constructed and that the Rocky Gorge community would be able to access Aris T. Allen Boulevard through the relief road as well as access through the Oxford Landing community from Yawl Road. As time went on it became clear during the process that there would not be a relief road due to construction costs and that a portion of the relief road would have to cross the headwaters of the creek. He noted that the SHA granted a curb cut to the owner of the property prior to the May 29, 2014 letter. He briefly discussed the May 29, 2014 letter from the SHA regarding the curb cut and stated that it is his belief that if these conditions are lifted, SHA may approve access to Aris T. Allen. He concluded that the new owner is asking the City Council to amend the resolutions to delete the sections that prohibit access to Aris T. Allen and the language that relate to public roads.

Public testimony opened at 7:37pm and those speaking on the application are listed below.

Name	Address	In Favor	In Opposition	Commented On
Alderman Kirby	Ward 6			X
Meghan Fraifields	611 Wye Island Court		X	
Andre Fraifields	611 Wye Island Court		X	
Alderswoman Pindell-Charles	Ward 3			X
Anatasia Hopkinson	1036 Harbor Drive			X
Alex Pline	305 Monterey Avenue		X	
Greg Walker	727 Harness Creek		X	

No one else from the public spoke in favor or opposition of the application so **Chair** Herald declared the public testimony closed at 8:47pm.

Chair Herald accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff memorandum dated 11/24/14 with attachments
2	Exhibit 2 "1-5" submitted Oxford Landing HOA
Note	SHA May 29, 2014 letter appears in Exhibit 1 and 2
3	Alderswoman Finlayson email dated 12/4/14
4	Alderman Littman Letter dated 12/1/14
5	Letter from President of Oxford Landing – Stacy Spencer dated 11/10/14
6	Hyatt letter dated 12/4/14 with attachments
7	Mobley Letter dated 12/3/14 on behalf of Annapolis Neck Peninsula Federation

Dr. Harris moved to continue the public hearing to allow for additional public testimony at the next presentation when notified by Alderwoman Pindell-Charles and Alderwoman Finlayson. Mr. Sale seconded the motion. **Passed 6-0.**

I. **ADJOURNMENT**

With there being no further business, Mr. DiQuinzio moved to adjourn the meeting at 9:47pm. Vice Chair Iams seconded the motion. **Passed 6-0.**

The next meeting is scheduled for January 21, 2015 at 7:00pm.

Tami Hook, Recorder